



Paradise Town Advisory Board

April 24, 2018

MINUTES

Board Members:	Susan Philipp—Chair- Present Robert Orgill —Vice Chair- PRESENT John Williams – PRESENT	Bart Donovan – PRESENT Jon Wardlaw – PRESENT
Secretary:	Maureen Helm 702-606-0747 mhelmtab@gmail.com	
Town Liaison:	Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov	

I. Call to Order, Pledge of Allegiance, Roll Call(see above), County Staff Introductions

Dionicio Gordillo; Planning, Blanca Vazquez; Town Liaison, Stephanie Halasi; Administrative Specialist

Meeting was called to order by Chair Philipp at 7:00 p.m.

II. Public Comment

None

III. Approval of April 10 , 2018 Minutes

Moved by: Williams

Action: Approve as submitted

Vote: 5-0 Unanimous

Approval of Agenda for April 24, 2018

Moved by: Orgill

Action: Approve, with changes

Vote: 5-0 Unanimous

IV. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events.(For discussion only)

V. Planning & Zoning

1. **UC-18-0239-MEESE FAMILY TRUST:**

USE PERMIT for retail sales (cigars, vapor products, and smoke accessories) within a portion of an existing office/warehouse building on 2.3 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the north side of Russell Road, 650 feet east of Arville Street within Paradise. SS/md/ja (For possible action) **PC 5/15/18**

MOVED BY- Williams

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

2. **UC-18-0271-8965 EASTERN LLC, ET AL:**

USE PERMIT for a proposed hookah lounge in conjunction with a proposed supper club on a portion of 1.8 acres located within an existing shopping center consisting of 14.7 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Eastern Avenue, 325 feet south of Pebble Road within Paradise. SS/md/ja (For possible action) **PC 5/15/18**

MOVED BY- Orgill

APPROVE- Subject to staff conditions

VOTE: 4-0 Philipp abstained

3. **VS-18-0262-SWENSON D E, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Palos Verdes Street and Swenson Street, and between Albert Avenue and Flamingo Road within Paradise (description on file). CG/tk/ja (For possible action) **PC 5/15/18**

MOVED BY- Wardlaw

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

4. **WS-18-0240-MARDI-GRAS INN LTD:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase fence height; and **2)** alternative landscaping.

DESIGN REVIEW for a decorative fence in conjunction with an existing motel on 4.4 acres in an H-1 (Limited Resort and Apartment) Zone in an MUD-1 Overlay District. Generally located on the northeast corner of Paradise Road and Edison Circle within Paradise. CG/al/ja (For possible action) **PC 5/15/18**

MOVED BY- Donovan

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

5. **WS-18-0246-SN INVESTMENT PROPERTIES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks for a freestanding sign; **2)** increase animated sign area for a freestanding sign; and **3)** allow a video message unit where not permitted.
DESIGN REVIEW modifications to an existing freestanding sign in conjunction with an existing adult use (Crazy Horse III) on 4.3 acres in an M-1 (Light Manufacturing) (AE-60) Zone in the Adult Use and MUD-2 Overlay Districts. Generally located on the south side of Russell Road, 390 feet west of Polaris Avenue within Paradise. SS/al/ja (For possible action)
- Held per applicant, for time to work with staff. Return to the May 8, 2018 TAB meeting**
6. **WS-18-0245-SG ISLAND PLAZA LLC, ET AL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall sign area; and **2)** increase the number of animated signs.
DESIGN REVIEWS for the following: **1)** modifications to an approved comprehensive sign package; and **2)** increase animated sign area in conjunction with an existing shopping center (Showcase Mall) on 6.0 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 750 feet north of Tropicana Avenue within Paradise. JG/al/ja (For possible action) **BCC 5/16/18**
- MOVED BY- Wardlaw**
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous
7. **WS-18-0278-ROSAS, VINICIO RICARDO:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce side setback; and **2)** reduce separation from another structure for an existing accessory structure (storage shed) in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Seville Street, 220 feet south of Flamingo Road within Paradise. CG/mk/ja (For possible action) **PC 5/15/18**
- MOVED BY- Philipp**
APPROVE- Subject to IF approved staff conditions
VOTE: 5-0 Unanimous
8. **AR-17-400003 (WS-0332-15)-FX LUXURY LAS VEGAS II, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for the following: **1)** alternative landscaping and screening; **2)** reduced setbacks; and **3)** allow non-standard improvements (landscaping and structures) within the right-of-way.
DESIGN REVIEWS for the following: **1)** site redesign/modification of the site frontage (sidewalk and pedestrian access easement) along Las Vegas Boulevard South; **2)** new plaza area that includes outside dining and fire feature; and **3)** exterior remodel/modifications of the entrance façade to an existing restaurant in conjunction with an existing retail center on 4.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 850 feet south of Harmon Avenue within Paradise. JG/dg/ml (For possible action) **BCC 5/16/18**

MOVED BY- Wardlaw
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

9. **UC-18-0175-FX LUXURY LAS VEGAS I, LLC:**
USE PERMIT for vehicle rental.
DESIGN REVIEW for an outside display area with a proposed vehicle rental business in conjunction with an existing retail center on 4.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 850 feet south of Harmon Avenue within Paradise. JG/dg/ja (For possible action)
BCC 5/16/18

MOVED BY- Williams
1 year review as public hearing
APPROVE- Subject to If approved staff conditions
VOTE: 5-0 Unanimous

10. **WC-18-400063 (WS-0332-15)-FX LUXURY LAS VEGAS I, LLC:**
WAIVER OF CONDITIONS of a waiver of development standards to require pedestrian access easement/sidewalk and 3 foot buffer area (shy distance) on both sides as depicted per plans on file for a proposed vehicle rental facility with outside display in conjunction with an existing retail center on 4.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 850 feet south of Harmon Avenue within Paradise. JG/dg/ja (For possible action)
BCC 5/16/18

MOVED BY- Williams
APPROVE- 1 year review as a public hearing, Subject to IF approved staff conditions
VOTE: 5-0 Unanimous

11. **AR-18-400079 (UC-17-0090)-ERBR, LLC:**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: **1)** a proposed swap meet; **2)** live entertainment; **3)** a proposed fairground; and **4)** a proposed recreational facility with accessory food, beverage, and retail sales.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced separation from live entertainment to a residential use; and **2)** waive landscaping.
DESIGN REVIEWS for the following: **1)** swap meet; **2)** fairground; and **3)** recreational facility with live entertainment on 4.6 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the west side of Boulder Highway, 1,000 feet south of Indios Avenue within Paradise. CG/tk/ja (For possible action)
BCC 5/16/18

MOVED BY- Philipp
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

12. **DR-18-0252-AG PROPERTY DEVELOPMENT, LLC:**
DESIGN REVIEW to amend an approved comprehensive sign plan for an approved shopping center on 6.5 acres in a C-2 (General Commercial) Zone. Generally located on the southwest corner of Gary Avenue and Maryland Parkway within Paradise. SS/al/ja (For possible action)
BCC 5/16/18

MOVED BY- Orgill
APPROVE- Subject to staff conditions
VOTE: 4-0 Philipp abstained

13. **UC-18-0263-PARBALL NEWCO, LLC:**
USE PERMIT for deviations as shown per plans on file.
DEVIATIONS for the following: **1)** permit a roof sign; and **2)** all other deviations as shown per plans on file.
WAIVER OF DEVELOPMENT STANDARDS for a roof sign where not permitted.
DESIGN REVIEWS for the following: **1)** proposed remodeling and modifications to the interior and exterior of an existing building; **2)** proposed modifications to an approved comprehensive sign plan; **3)** increase wall sign area; **4)** increase freestanding sign area; **5)** allow additional animated signs; and **6)** increase animated sign area within a shopping center (Bally's Grand Bazaar) in conjunction with Bally's Resort Hotel on a portion of 30.0 acres in an H-1 (Limited Resort and Apartment) Zone within the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/dg/ja (For possible action)
BCC 5/16/18

MOVED BY- Orgill
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

14. **WS-18-0261-3883 FLAMINGO CENTER, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** reduce setbacks; **3)** reduce the height setback to an arterial street for a proposed hotel; **4)** reduce parking; **5)** alternative landscaping; and **6)** alternative driveway geometrics and design.
DESIGN REVIEWS for the following: **1)** modifications to an approved shopping center; and **2)** modifications to an approved hotel on a portion of 8.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the southwest corner of Flamingo Road and Valley View Boulevard within Paradise. SS/al/ja (For possible action)
BCC 5/16/18

MOVED BY- Wardlaw
APPROVE – Subject to staff conditions with applicant's removal of Waiver of Development standards 6A, 6B, and 6C with prejudice
VOTE: 5-0 Unanimous

VI. General Business
None

VII. Public Comment

VIII. Next Meeting Date
The next regular meeting will be May 8, 2018

IX. Adjournment
The meeting was adjourned at 8:15 pm